

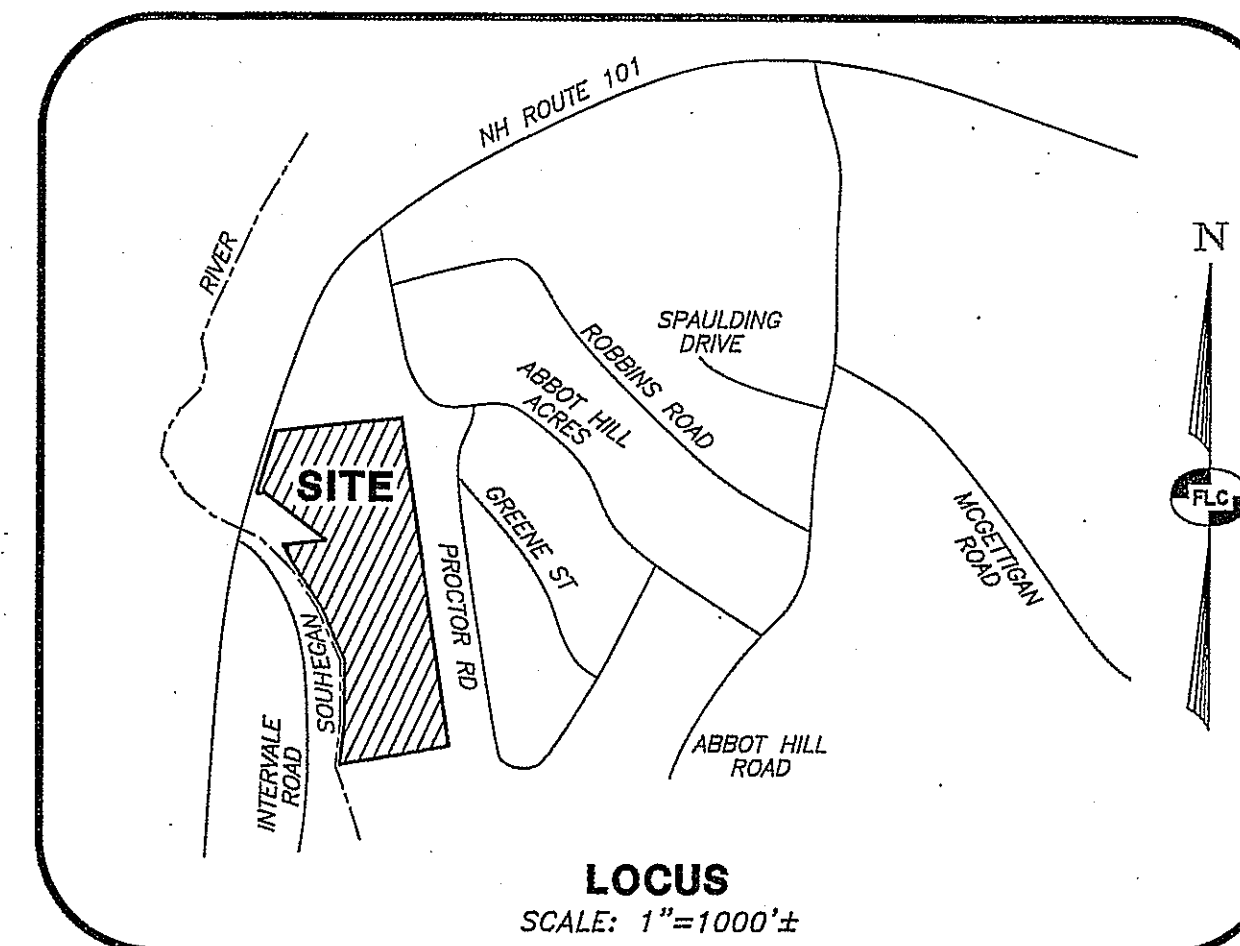
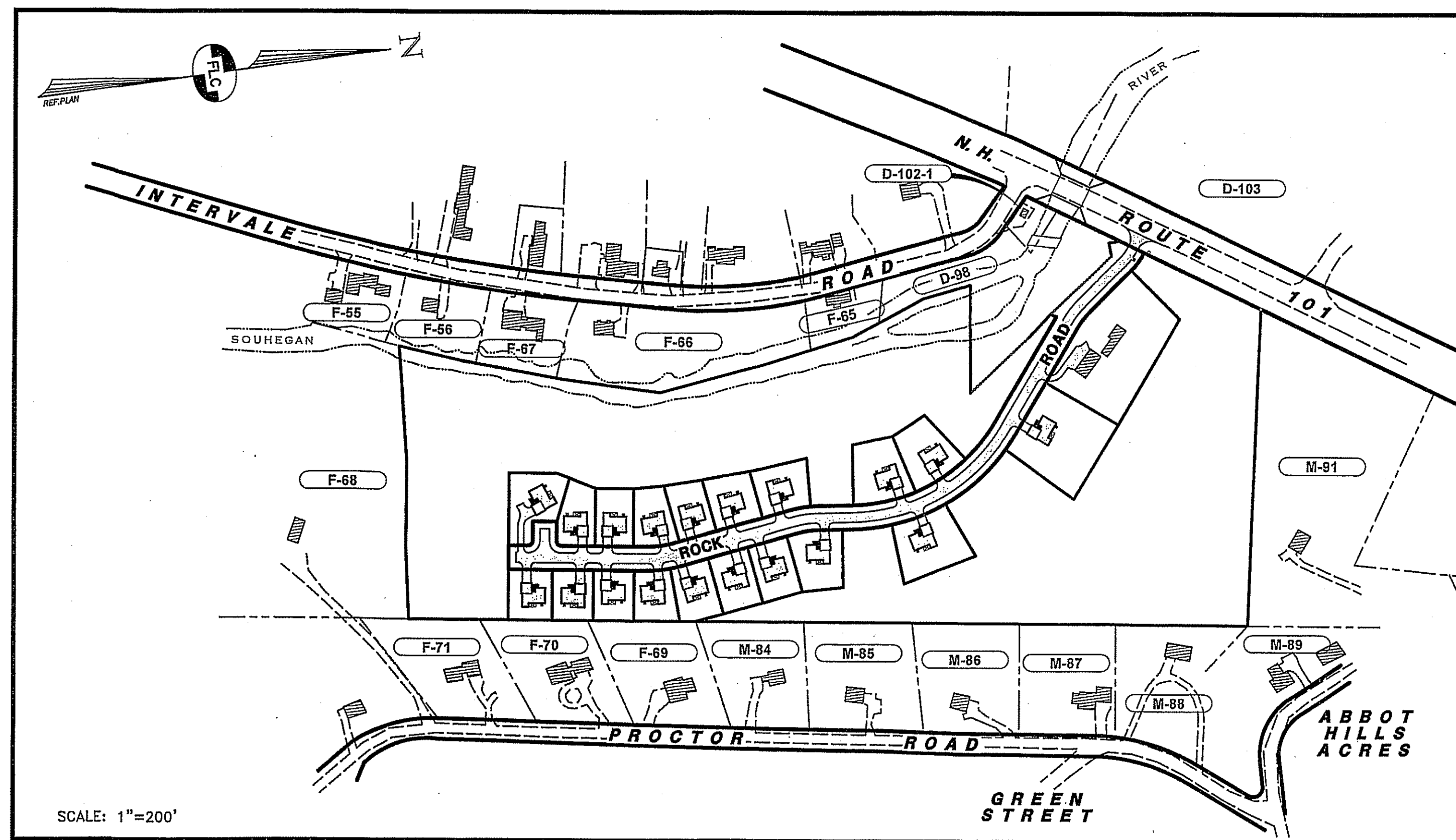
CLUSTER DEVELOPMENT

RIVER'S EDGE

- TAX MAP D, LOT 99 -
 304 GIBBONS HIGHWAY
 WILTON, NEW HAMPSHIRE 03055
 DATE: NOVEMBER 20, 2020

ABUTTER INFORMATION:

<p>TAX MAP D LOT 99 ROGER CHAPPELL HOLDINGS, LLC 199 UNION STREET MILFORD, NH 03055 BK.8184/833 3/8/10 (304 GIBBONS HIGHWAY)</p>	<p>TAX MAP M LOT 87 JOHN B. & SEILS 110 PROCTOR ROAD WILTON, NH 03086 BK.9111 PG.2871 9/21/18 (110 PROCTOR ROAD)</p>	<p>TAX MAP F LOT 69 CHERYL L. BOSQUET 78 PROCTOR ROAD WILTON, NH 03086 BK.5285 PG.1963 7/17/91 (78 PROCTOR ROAD)</p>
<p>TAX MAP M LOT 91 STASIA B. & DOUGLAS E. MILLETT 31 ABBOT HILL ACRES ROAD WILTON, NH 03086 BK.3100 PG.214 11/18/83 (31 ABBOT HILL ACRES ROAD)</p>	<p>TAX MAP M LOT 86 MARK R. & VICKI D. MACPHERSON 100 PROCTOR ROAD WILTON, NH 03086 BK.4629 PG.140 2/18/88 (100 PROCTOR ROAD)</p>	<p>TAX MAP F LOT 70 RANDY & PATRICIA KING 70 PROCTOR ROAD WILTON, NH 03086 BK.9018 PG.87 10/19/17 (70 PROCTOR ROAD)</p>
<p>TAX MAP M LOT 89 RENE L. & KAREN A. LUMBAGO 37 ABBOT HILL ACRES ROAD WILTON, NH 03086 BK.8618 PG.2295 11/4/13 (37 ABBOT HILL ACRES ROAD)</p>	<p>TAX MAP M LOT 85 DENNIS L. & ARLEEN MACCALLUM 92 PROCTOR ROAD WILTON, NH 03086 BK.5645 PG.1372 7/28/95 (92 PROCTOR ROAD)</p>	<p>TAX MAP F LOT 71 RYLEY C. & ALEXIS J. AMEDEN 60 PROCTOR ROAD WILTON, NH 03086 BK.8905 PG.401 10/12/16 (60 PROCTOR ROAD)</p>
<p>TAX MAP M LOT 88 BRANDON R. & LAUREN M. DOOK 118 PROCTOR ROAD WILTON, NH 03086 BK.9020 PG.1806 10/27/17 (118 PROCTOR ROAD)</p>	<p>TAX MAP M LOT 84 WILLIAM R. & PATRICIA POLSON 88 PROCTOR ROAD WILTON, NH 03086 BK.5642 PG.894 7/21/95 (88 PROCTOR ROAD)</p>	<p>TAX MAP F LOT 68 CURTIS COWAN 58 PROCTOR ROAD WILTON, NH 03086 BK.9073 PG.1719 5/18/18 (58 PROCTOR ROAD)</p>
<p>TAX MAP F LOT 55 DONALD G. BALLOU 54 INTERVALE ROAD WILTON, NH 03086 BK.8633 PG.1035 12/24/13 (54 INTERVALE ROAD)</p>	<p>TAX MAP D LOT 98 TOWN OF WILTON 42 MAIN STREET, PO BOX 83 WILTON, NH 03086 BK.5849 PG.982(1) 9/5/97 BK.1671 PG.223(2) 12/1/81 (GIBBONS HIGHWAY)</p>	
<p>TAX MAP F LOT 56 GREGORY S. & KATHLEEN I. POPORES 48 INTERVALE ROAD WILTON, NH 03086 BK.5104 PG.1221 5/8/89 (48 INTERVALE ROAD)</p>	<p>TAX MAP D LOTS 103 TOWN OF WILTON 42 MAIN STREET, PO BOX 83 WILTON, NH 03086 BK.5849 PG.982(2) 9/5/97 BK.1671 PG.223(1) 12/1/81 (GIBBONS HIGHWAY)</p>	
<p>TAX MAP F LOT 67 BRIAN H. & JOANN FIRMIN 40 INTERVALE ROAD WILTON, NH 03086 BK.4102 PG.135 4/23/87 (40 INTERVALE ROAD)</p>	<p>TAX MAP D LOT 102-1 TOWN OF WILTON 42 MAIN STREET, PO BOX 83 WILTON, NH 03086 BK.2832 PG.306 3/12/81 (INTERVALE ROAD)</p>	
<p>TAX MAP F LOTS 65 REGIONAL URBAN DEVELOPMENT 33 MAIN STREET, PO BOX 318 WILTON, NH 03086 BK.5098 PG.328 3/31/89 (18 INTERVALE ROAD)</p>	<p>TAX MAP D LOT 102 J&L REV. TRUST OF 2013 P.J. POISSON & L.M. CARTER, TRUSTEES PO BOX 688 WILTON, NH 03086 BK.8584 PG.783 6/24/13 (325 GIBBONS HIGHWAY)</p>	
<p>TAX MAP F LOTS 66 REGIONAL URBAN DEVELOPMENT 33 MAIN STREET, PO BOX 318 WILTON, NH 03086 BK.6903 PG.2366 4/22/03 (36 INTERVALE ROAD)</p>		



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2	SP-1	OVERALL SITE PLAN
3	EX-1	EXISTING CONDITIONS & BOUNDARY PLAN
4	EX-2	EXISTING CONDITIONS & BOUNDARY PLAN
5	SB-1	SUBDIVISION PLAN
6	SB-2	SUBDIVISION PLAN
7	GR-1	GRADING & EROSION CONTROL PLAN
8	GR-2	GRADING & EROSION CONTROL PLAN
9	UT-1	SITE UTILITY PLAN
10	UT-2	SITE UTILITY PLAN
11	PP-1	ROCK ROAD PLAN AND PROFILE STA. 0+00 TO STA. 10+50
12	PP-2	ROCK ROAD PLAN AND PROFILE STA. 10+50 TO STA. 15+94
13	DT-1	GENERAL CONSTRUCTION DETAILS
14	DT-2	GENERAL CONSTRUCTION DETAILS
15	DT-3	DRAINAGE DETAILS
16	DT-4	STORMWATER MANAGEMENT DETAILS
17	DT-5	EROSION & SEDIMENTATION CONTROL DETAILS
18	DT-6	WATER DETAILS

REFERENCE PLANS:

1. "BOUNDARY PLAT, LAND OF GEORGE AND GLORY ANN BIER, WILTON, N.H.", SCALE 1"=50', DATED NOVEMBER 12, 1986 AND LAST REVISED JULY 26, 1990, BY ROBERT B. TODD, INC. RECORDED AS PLAN #24642 IN THE H.C.R.D.
2. "SUBDIVISION PLAN OF LAND LOCATED ON ABBOT HILL ACRES ROAD, PROCTOR ROAD, GILSON STREET & GREENE ROAD, WILTON, N.H. - OWNER: BARRY A. GREENE", SCALE 1"=100', DATED JULY 19, 1984 AND REVISED OCTOBER 15, 1984, BY WILLIAM A. BEAN, JR. RECORDED AS PLAN #17145 IN THE H.C.R.D.
3. "LOT LINE ADJUSTMENT - WILTON, NEW HAMPSHIRE - PREPARED FOR - ROBERT A. BRAGDON - ABBOT HILL RD., WILTON, NH", SCALE 1"=20', DATED FEBRUARY 2, 1986, BY HOWARD G. WATKINS. RECORDED AS PLAN #19662 IN THE H.C.R.D.

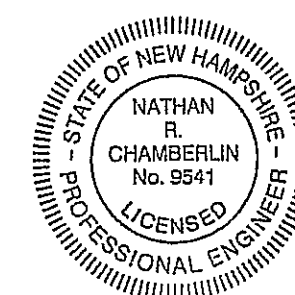
PREPARED FOR:
GLENDALE HOMES, INC.

154 PINE HILL ROAD
 HOLLIS, NEW HAMPSHIRE 03049
 PH (603) 801-1791

LAND OF:

ROGER CHAPPELL HOLDINGS, LLC

199 UNION STREET
 MILFORD, NEW HAMPSHIRE 03055



Nathan Chamberlin 12/16/20
 OWNER(S) / AGENT(S) SIGNATURE DATE

APPROVED BY WILTON PLANNING BOARD

ON: _____ CERTIFIED BY _____
 CHAIR: _____ AND _____
 VICE-CHAIR OR DESIGNATED MEMBER: _____

1. THE LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL UTILITY SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL JURISDICTIONAL AGENCIES AND UTILITY COMPANIES PRIOR TO AND DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
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 Phone: (603)-672-5456 Fax: (603)-413-5456
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REV.	DATE	DESCRIPTION	C/O	DR	CK
FILE: 463CV01.dwg PROJ. NO. 463.01 SHEET: CV-1 PAGE NO. 1 OF 18					

LEGEND:

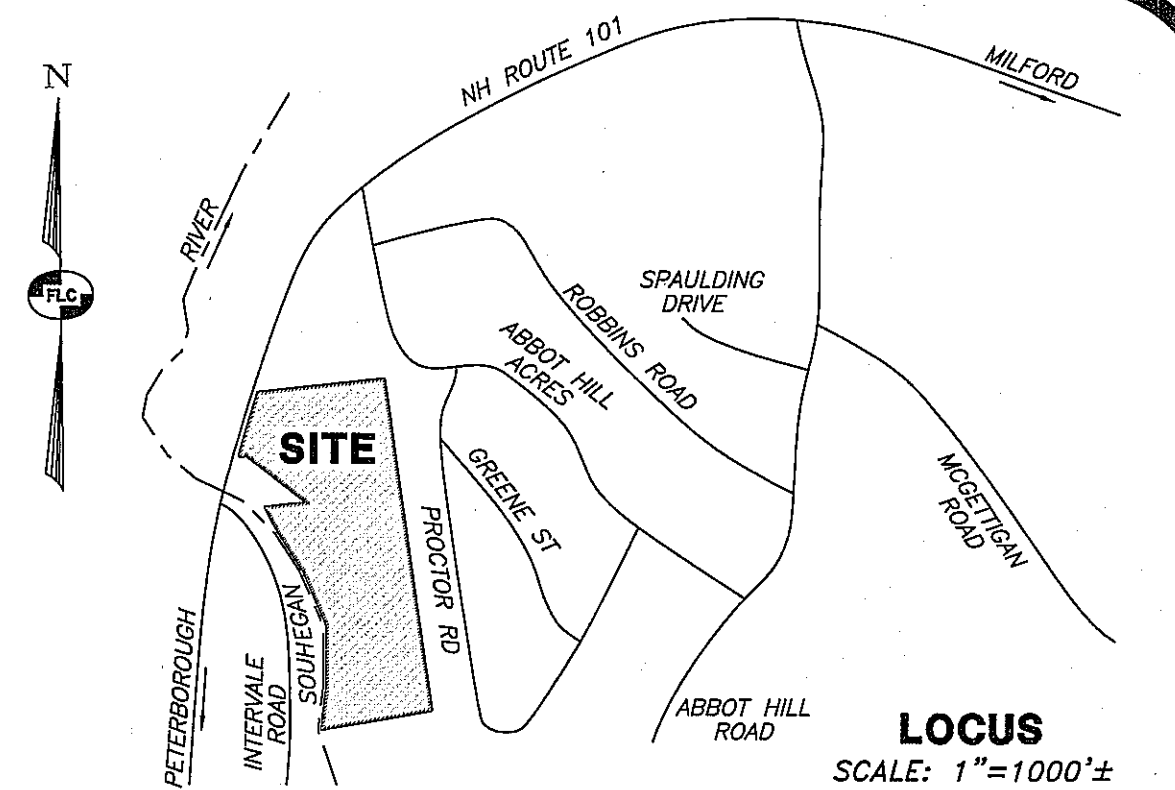
EXISTING FEATURES		PROPOSED FEATURES	
	RIGHT-OF-WAY LINE		EDGE OF PAVEMENT
	BOUNDARY LINE		CAPE COD BERM
	ABUTTING LOT LINE		PAVEMENT
	EDGE OF PAVED ROAD		LOT LINE
	FLOOD HAZARD LINE		GUARD RAIL
	STONE WALL		BUILDING
	EDGE OF TREE LINE		LOT NUMBER
	EDGE OF WETLANDS		OPEN SPACE
	WETLANDS SETBACK LINE		HOUSE NUMBER
	EASEMENT LINE		
	WATER LINE		
	TAX MAP & LOT NUMBER		
	BUILDING		

REFERENCE PLANS:

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- "LOT LINE ADJUSTMENT - WILTON, NEW HAMPSHIRE - PREPARED FOR - ROBERT A. BRADSON - ABBOTT HILL RD., WILTON, NH", SCALE 1"=20', DATED FEBRUARY 2, 1986, BY HOWARD G. WATKINS. RECORDED AS PLAN #19662 IN THE H.C.R.D.

NOTES (CONT):

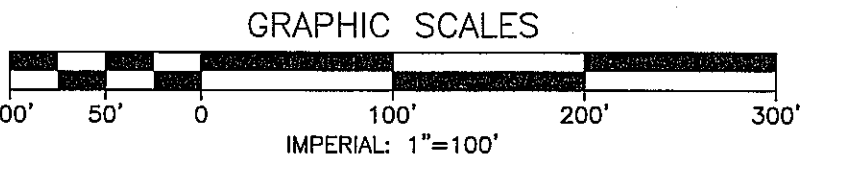
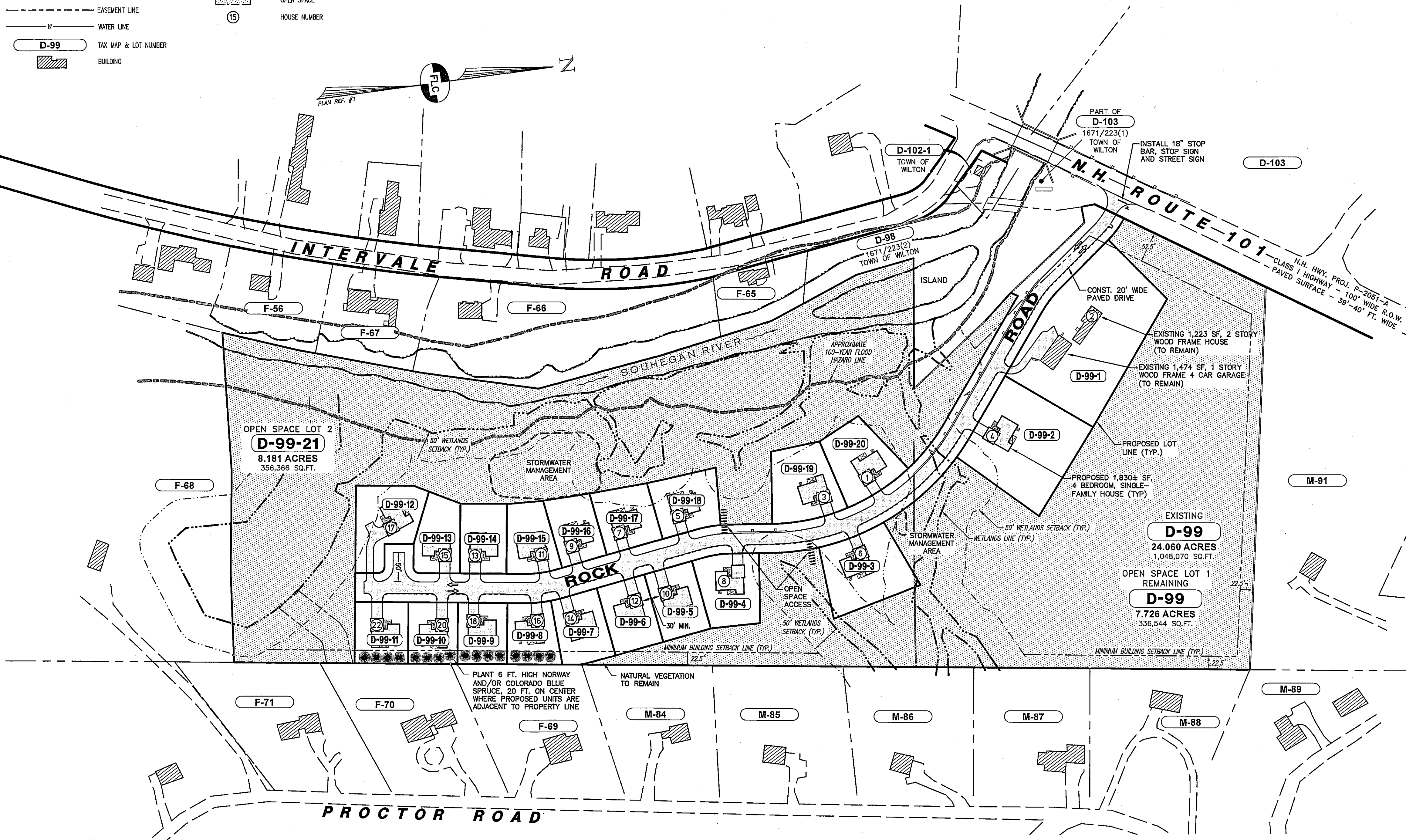
- THERE IS ONE EXISTING AND 19 NEW, 4 BEDROOM, SINGLE FAMILY HOMES PROPOSED.
- THE STREET SIGN AND BUILDING NUMBERS WILL BE ERCTED PRIOR TO THE FIRST UNIT BEING OCCUPIED.
- PASSIVE RECREATION IS PROVIDED IN THE PROPOSED OPEN SPACE.
- THE PROJECT WILL BE PHASED OVER 2 YEARS WITH LOTS D-99-1 THROUGH D-99-6 AND D-99-17 THROUGH D-99-20 BEING COMPLETED IN YEAR ONE AND THE REMAINING LOTS COMPLETED IN YEAR TWO.



NOTES:

- THE OWNER OF RECORD FOR TAX MAP LOT D-99 IS ROGER CHAPPELL HOLDINGS, LLC - 199 UNION STREET, MILFORD, NH 03055. DEED REFERENCE TO THE PARCEL IS VOL.8184 PG.0833 DATED MARCH 8, 2010 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SHOWN A TWENTY (20) LOT CLUSTER SUBDIVISION WITH PUBLIC, MUNICIPAL WATER AND ON-SITE WASTEWATER DISPOSAL AND TWO (2) OPEN SPACE LOTS AS SHOWN.
- THE TOTAL AREA OF TAX MAP PARCEL D-99 IS 24.06 ACRES.
- ZONING FOR THE ENTIRE PARCEL IS (RD) RESIDENTIAL.
 - CONVENTIONAL SUBDIVISION:
 - MINIMUM LOT AREA = 1 ACRE WITHOUT PUBLIC WATER OR SEWER, 0.5 ACRE WITH BOTH.
 - MINIMUM LOT FRONTAGE = 100 FT.
 - SETBACKS: 35 FT FRONT, 15 FT. SIDE AND REAR
 - CLUSTER SUBDIVISION:
 - 15 ACRE OVERALL PARCEL REQUIREMENT.
 - 500 FEET EXISTING ROAD FRONTAGE REQUIREMENT.
 - 52.5 FT. FRONT SETBACK FROM EXISTING STREETS, AND 22.5 FT. SIDE AND REAR SETBACK FROM EXISTING PROPERTY LINES.
 - 30 FT. MINIMUM INTERNAL SEPARATION BETWEEN BUILDINGS.
 - NO MINIMUM INDIVIDUAL LOT AREA OR FRONTAGE REQUIRED.
 - 40% OF THE GROSS TRACT AREA SHALL BE SET ASIDE AS COMMON OPEN SPACE.
 - * EXISTING ROAD FRONTAGE IS 326.45 FT. THE APPLICANT HAS RECEIVED A VARIANCE FOR A REDUCTION IN THE MINIMUM REQUIRED ROAD FRONTAGE OF 500 FEET.
 - SEPTIC SETBACK IS 125 FT FROM RIVER (SYSTEMS LOCATED IN SOILS WITH A HIGH PERMEABILITY RATE OF 6 INCHES PER HOUR OR FASTER REQUIRE 125 FT SETBACK)
- THE PERIMETER INFORMATION, SURFACE FEATURES AND SITE TOPOGRAPHY WERE COMPILED FROM PLANS OF RECORD, USDA NRCS, AERIAL PHOTOGRAPHS AND USGS DATA.
- 1,594± LINEAR FEET OF 20' WIDE, TWO WAY ROAD IS PROPOSED.
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER 2019.
- OPEN SPACE REQUIRED IS 50% OF TOTAL PARCEL AREA = (0.5)(24.06 AC.) = 12.03 AC.
- TOTAL PROPOSED OPEN SPACE IS 15.907 AC. = 66%
- PROPOSED BUILDING AND DRIVEWAY LOCATIONS ARE APPROXIMATE. THE APPLICANT RESERVES TO ALTER THE PROPOSED BUILDING SIZE AND LOCATION WITHIN THE CONFINES OF THE APPROVED LOTS.
- THE FOLLOWING PERMITS ARE REQUIRED PRIOR TO PLAN SIGNATURE:

NHDOT, DRIVEWAY PERMIT:	STATUS: _____	PERMIT#: _____
NHDES, SUBDIVISION PERMIT:	STATUS: _____	PERMIT#: _____
NHDES, DREDGE & FILL PERMIT:	STATUS: _____	PERMIT#: _____
NHDES, ALTERATION OF TERRAIN PERMIT:	STATUS: _____	PERMIT#: _____
- THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE PERMITTING PRIOR TO INSTALLATION.
- SNOW WILL BE STORED IN THE AREAS INDICATED AND ADJACENT TO THE PROPOSED ROADS AND DRIVEWAYS.
- THERE IS OVER 400 FEET OF ALL SEASON SAFE SIGHT DISTANCE IN EACH DIRECTION FROM PROPOSED ACCESS.
- TWO PARKING SPACES (ONE IN THE GARAGE AND ONE IN THE DRIVEWAY) FOR EACH UNIT.
- TRASH REMOVAL WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOME OWNER(S).



APPROVED BY WILTON PLANNING BOARD

ON: _____ CERTIFIED BY _____

CHAIR: _____ AND _____

VICE-CHAIR OR DESIGNATED MEMBER: _____

REV.	DATE	DESCRIPTION	C/O	DR	CK

OVERALL SITE PLAN
RIVER'S EDGE
 TAX MAP PARCEL D-99
 N.H ROUTE 101
 WILTON, NEW HAMPSHIRE
 PREPARED FOR:
GLENDALE HOMES, INC.
C/O GERRY TANGUAY

SCALE: 1" = 100' NOVEMBER 20, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
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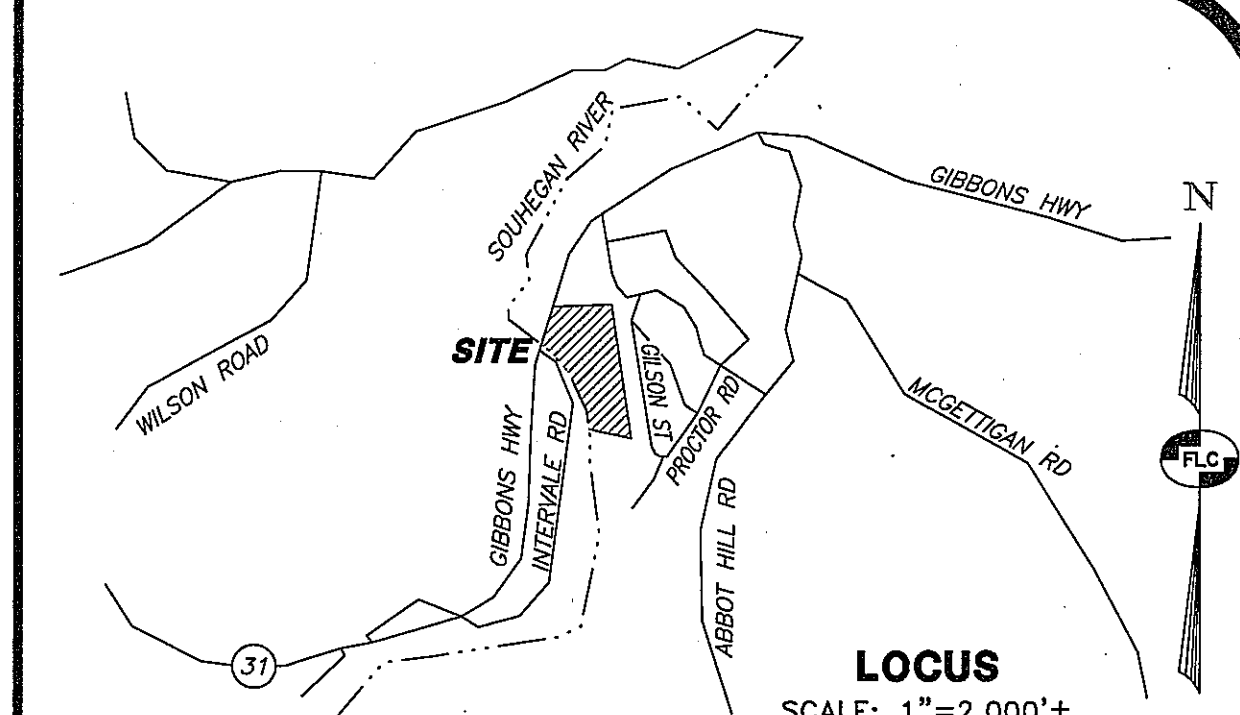
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- "SUBDIVISION PLAN OF LAND LOCATED ON ABBOT HILL ACRES ROAD, PROCTOR ROAD, GILSON STREET & GREENE ROAD, WILTON, N.H. - OWNER: BARRY A. GREENE", SCALE 1"=100', DATED JULY 19, 1984 AND REVISED OCTOBER 15, 1984, BY WILLIAM A. BEAN, JR. RECORDED AS PLAN #17145 IN THE H.C.R.D.
- "LOT LINE ADJUSTMENT - WILTON, NEW HAMPSHIRE - PREPARED FOR - ROBERT A. BRAGDON - ABBOT HILL RD., WILTON, NH", SCALE 1"=20', DATED FEBRUARY 2, 1986, BY HOWARD G. WATKINS. RECORDED AS PLAN #19662 IN THE H.C.R.D.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF OCTOBER 2019."

DATE: _____



NOTES:

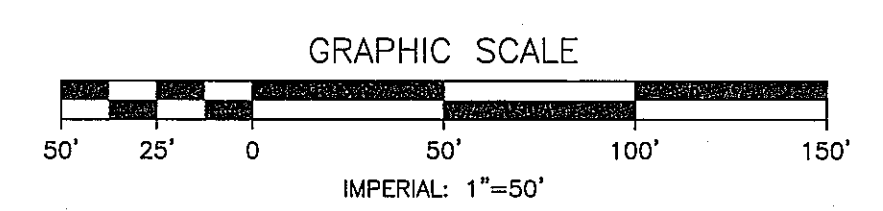
- THE OWNER OF RECORD FOR TAX MAP LOT D-99 IS ROGER CHAPPELL HOLDINGS, LLC - 199 UNION STREET, MILFORD, NH 03055. DEED REFERENCE TO THE PARCEL IS VOL.8184 P.6.0833 DATED MARCH 8, 2010 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP PARCEL D-99.
- THE TOTAL AREA OF TAX MAP PARCEL D-99 IS 24.060 ACRES, OR 1,048,070 SQ. FT. WITH 326.45 FT. OF FRONTAGE ALONG GIBBONS HIGHWAY.
- ZONING FOR THE ENTIRE PARCEL IS THE RESIDENTIAL DISTRICT (RD). PORTIONS OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN AND MUST BE EXCLUDED FROM THE CALCULATION OF MINIMUM LOT AREA.
NORMAL FRONTAGE LOT WITHOUT PUBLIC WATER AND SEWER:
MIN. LOT SIZE = 1 ACRE (43,560 SQ.FT.) PER DWELLING UNIT.
MIN. ROAD FRONTAGE = 100 FT.
MIN. BUILDING SETBACKS = 35 FT. FRONT AND 15 SIDE AND REAR.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH PRECISE FIELD SURVEY BY THIS OFFICE DURING OCTOBER 2019.
- THE HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. THE VERTICAL DATUM IS NAVD83. THE REFERENCE BENCHMARK IS NHDOT DISK #303-0250, ALSO KNOWN AS NOS DISK N 26 RESET 1987, ELEVATION=316.78.
- PORTIONS OF THE SITE LIE WITHIN THE WETLANDS CONSERVATION DISTRICT - A 50 FT. BUILDING SETBACK IS REQUIRED FROM ALL DELINEATED WETLANDS. WETLANDS MUST BE EXCLUDED FROM THE CALCULATION OF MINIMUM LOT AREA.
- A PORTION OF THE PARCEL LIES WITHIN THE 100 YEAR FLOODPLAIN DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, TOWN OF WILTON, COMMUNITY NO. 330102 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP 33011C0453D. AREAS WITHIN THE 100 YEAR FLOOD PLAIN AND MUST BE EXCLUDED FROM THE CALCULATION OF MINIMUM LOT AREA.
- THE SUBJECT PARCEL LIES OUTSIDE THE WELLHEAD PROTECTION AREA (WHPA) & THE WATERSHED PROTECTION DISTRICT.
- LOTS ARE TO BE SERVICED BY ON-SITE SEPTIC SYSTEMS AND MUNICIPAL WATER.

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL V-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN DECEMBER 2019.

DATE: _____

SEE SHEET EX-2 FOR ABUTTERS AND LEGENDS



REV.	DATE	DESCRIPTION	C/O	DR	CK

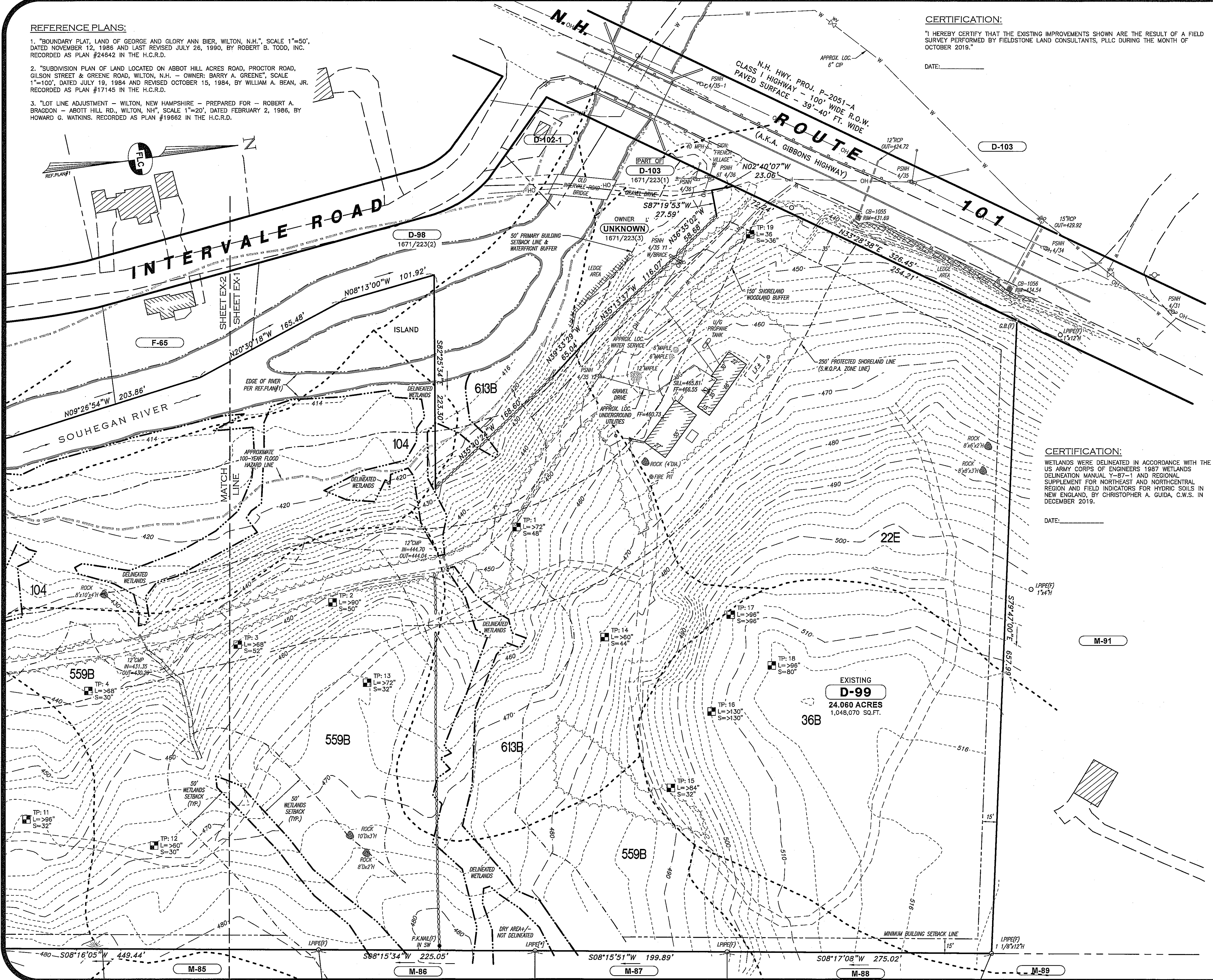
EXISTING CONDITIONS & BOUNDARY PLAN
TAX MAP D LOT 99
(304 GIBBONS HIGHWAY)
WILTON, NEW HAMPSHIRE
 PREPARED FOR:
GLENDALD HOMES, INC.
 154 PINE HILL ROAD, HOLLIS, NH 03049
 LAND OF:
ROGER CHAPPELL HOLDINGS, LLC
 199 UNION STREET, MILFORD, NH 03055

SCALE: 1"=50' NOVEMBER 6, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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 www.FieldstoneLandConsultants.com



NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

----- SOIL BOUNDARY

22E COLTON GRAVELLY SANDY
15 TO 60% SLOPES

36B ADAMS LOAMY SAND
3 TO 8% SLOPES

618B CROGHAN LOAMY FINE SAND
8 TO 15% SLOPES, VERY STONY

36E ADAMS LOAMY SAND
15 TO 60% SLOPES

104 PODUNK FINE SANDY LOAM
0 TO 3% SLOPES, FREQUENTLY FLOODED

ABUTTER LIST:

TAX MAP D LOT 99
ROGER CHAPPELL HOLDINGS, LLC
199 UNION STREET
MILFORD, NH 03055
BK.8184/833 3/8/10
(304 GIBBONS HIGHWAY)

TAX MAP M LOT 91
STASIA B. &
DOUGLAS E. MILLETT
31 ABBOT HILL ACRES ROAD
WILTON, NH 03086
BK.3100 PG.214 11/18/83
(31 ABBOT HILL ACRES ROAD)

TAX MAP M LOT 89
RENE L. &
KAREN A. LUMBIAO
37 ABBOT HILL ACRES ROAD
WILTON, NH 03086
BK.8618 PG.2295 11/4/13
(37 ABBOT HILL ACRES ROAD)

TAX MAP M LOT 88
BRANDON R. &
LAUREN M. COOK
118 PROCTOR ROAD
WILTON, NH 03086
BK.8020 PG.1806 10/27/17
(118 PROCTOR ROAD)

TAX MAP M LOT 87
JOHN B. &
ALLISON H. SEILS
110 PROCTOR ROAD
WILTON, NH 03086
BK.9111 PG.2871 9/21/18
(110 PROCTOR ROAD)

TAX MAP M LOT 86
MARK R. &
VICKI D. MACPHERSON
100 PROCTOR ROAD
WILTON, NH 03086
BK.4629 PG.140 2/18/88
(100 PROCTOR ROAD)

TAX MAP M LOT 85
DENNIS L. &
ARLEEN MACCALLUM
92 PROCTOR ROAD
WILTON, NH 03086
BK.5645 PG.1372 7/28/95
(92 PROCTOR ROAD)

TAX MAP M LOT 84
WILLIAM R. &
PATRICIA POLSON
85 PROCTOR ROAD
WILTON, NH 03086
BK.5642 PG.894 7/21/95
(86 PROCTOR ROAD)

TAX MAP F LOT 70
RANDY &
PATRICIA KING
70 PROCTOR ROAD
WILTON, NH 03086
BK.9018 PG.87 10/19/17
(70 PROCTOR ROAD)

TAX MAP F LOT 71
RYLEY C. &
ALEXIS J. AMEDEN
P.O. BOX 242
ASCUTNEY, VT 05030-0242
BK.8906 PG.401 10/12/16
(60 PROCTOR ROAD)

TAX MAP F LOT 68
CURTIS COWAN
58 PROCTOR ROAD
WILTON, NH 03086
BK.9073 PG.1719 5/18/18
(58 PROCTOR ROAD)

TAX MAP F LOT 55
DONALD G. BALLOU
54 INTERVALE ROAD
WILTON, NH 03086
BK.8333 PG.1035 12/24/13
(54 INTERVALE ROAD)

TAX MAP F LOT 56
GREGORY S. &
KATHLEEN L. POPORES
48 INTERVALE ROAD
WILTON, NH 03086
BK.5104 PG.1221 5/8/89
(48 INTERVALE ROAD)

TAX MAP F LOT 67
BRIAN H. &
JOANN FIRMIN
40 INTERVALE ROAD
WILTON, NH 03086
BK.4102 PG.135 4/23/87
(40 INTERVALE ROAD)

TAX MAP D LOT 98
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.5849 PG.952(1) 9/5/97
BK.1671 PG.223(2) 12/1/61
(GIBBONS HIGHWAY)

TAX MAP D LOT 103
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.5849 PG.952(2) 9/5/97
BK.1671 PG.223(1) 12/1/61
(GIBBONS HIGHWAY)

TAX MAP D LOT 102-1
TOWN OF WILTON
42 MAIN STREET, PO BOX 83
WILTON, NH 03086
BK.2832 PG.306 3/12/81
(INTERVALE ROAD)

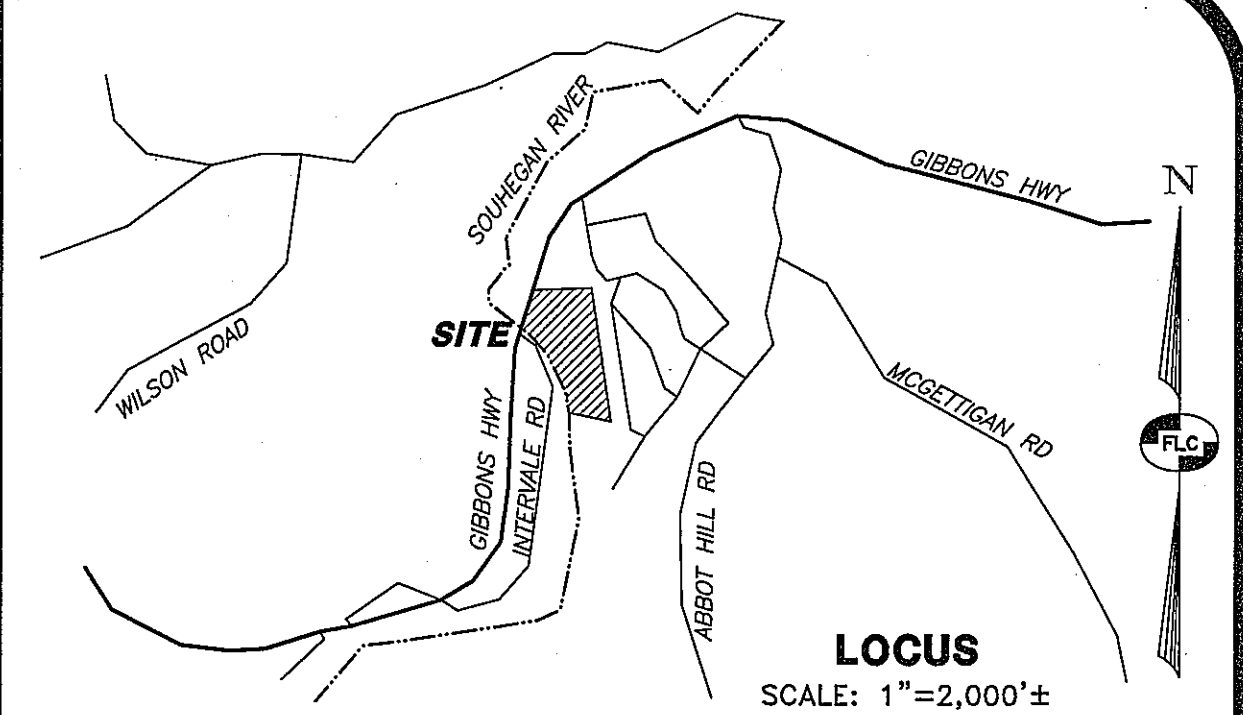
TAX MAP D LOT 102
J&L REV. TRUST OF 2013
P.J. POISSON &
L.M. CARTER, TRUSTEES
PO BOX 688
WILTON, NH 03086
BK.8584 PG.783 6/24/13
(325 GIBBONS HIGHWAY)

TAX MAP F LOTS 65
REGIONAL URBAN DEVELOPMENT
33 MAIN STREET, PO BOX 318
WILTON, NH 03086
BK.5096 PG.328 3/31/89
(18 INTERVALE ROAD)

TAX MAP F LOTS 66
REGIONAL URBAN DEVELOPMENT
33 MAIN STREET, PO BOX 318
WILTON, NH 03086
BK.6903 PG.2366 4/22/03
(36 INTERVALE ROAD)

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS SETBACK LINE
- SHORELAND PROTECTION LINES
- 100-YEAR FLOOD LINE
- EXISTING EASEMENT LINE
- 500- 10' CONTOUR INTERVAL
- 502- 2' CONTOUR INTERVAL
- W APPROX. 6" CAST IRON WATERLINE
- GUARDRAIL
- CULVERT
- OH OVERHEAD UTILITY LINE
- U/G UNDERGROUND UTILITY LINE
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- LARGE BOULDER
- WELL
- D-99 TAX MAP & LOT NUMBER
- G.B.F. GRANITE BOUND FOUND
- PIPE(F) IRON PIPE FOUND
- PIPE(S) IRON PIPE PER REF.PLAN
- SINGLE SIGN POST
- TP: 1 L=>72" S=34" TEST PIT



CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTH OF OCTOBER 2019."

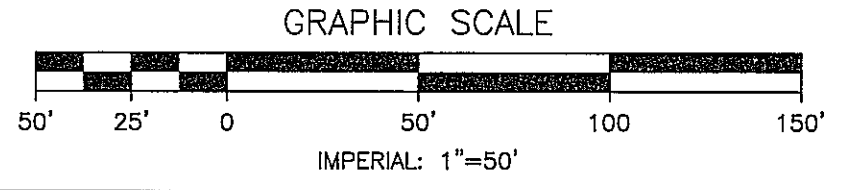
DATE: _____

CERTIFICATION:

WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.M.S. IN DECEMBER 2019.

DATE: _____

SEE SHEET EX-1 FOR NOTES AND REFERENCE PLANS



REV.	DATE	DESCRIPTION	C/O	DR	CK

EXISTING CONDITIONS & BOUNDARY PLAN
TAX MAP D LOT 99
(304 GIBBONS HIGHWAY)
WILTON, NEW HAMPSHIRE

PREPARED FOR:
GLENDALE HOMES, INC.
154 PINE HILL ROAD, HOLLIS, NH 03049

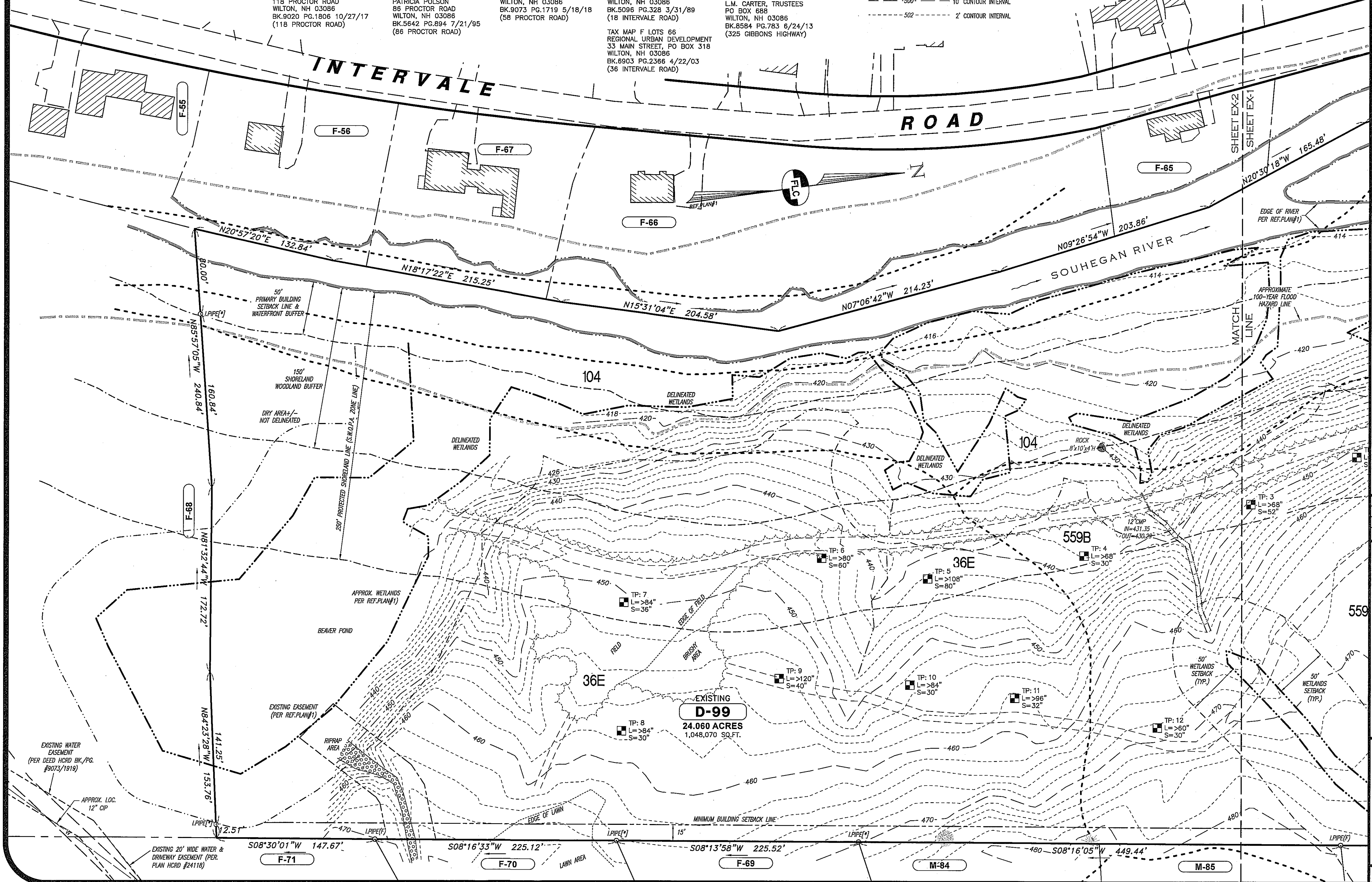
LAND OF:
ROGER CHAPPELL HOLDINGS, LLC
199 UNION STREET, MILFORD, NH 03055

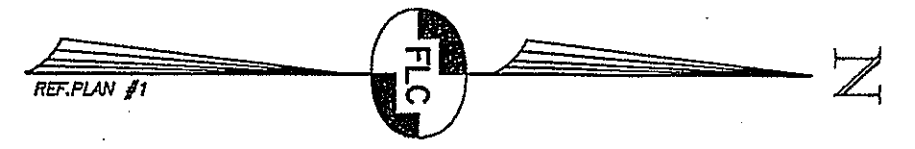
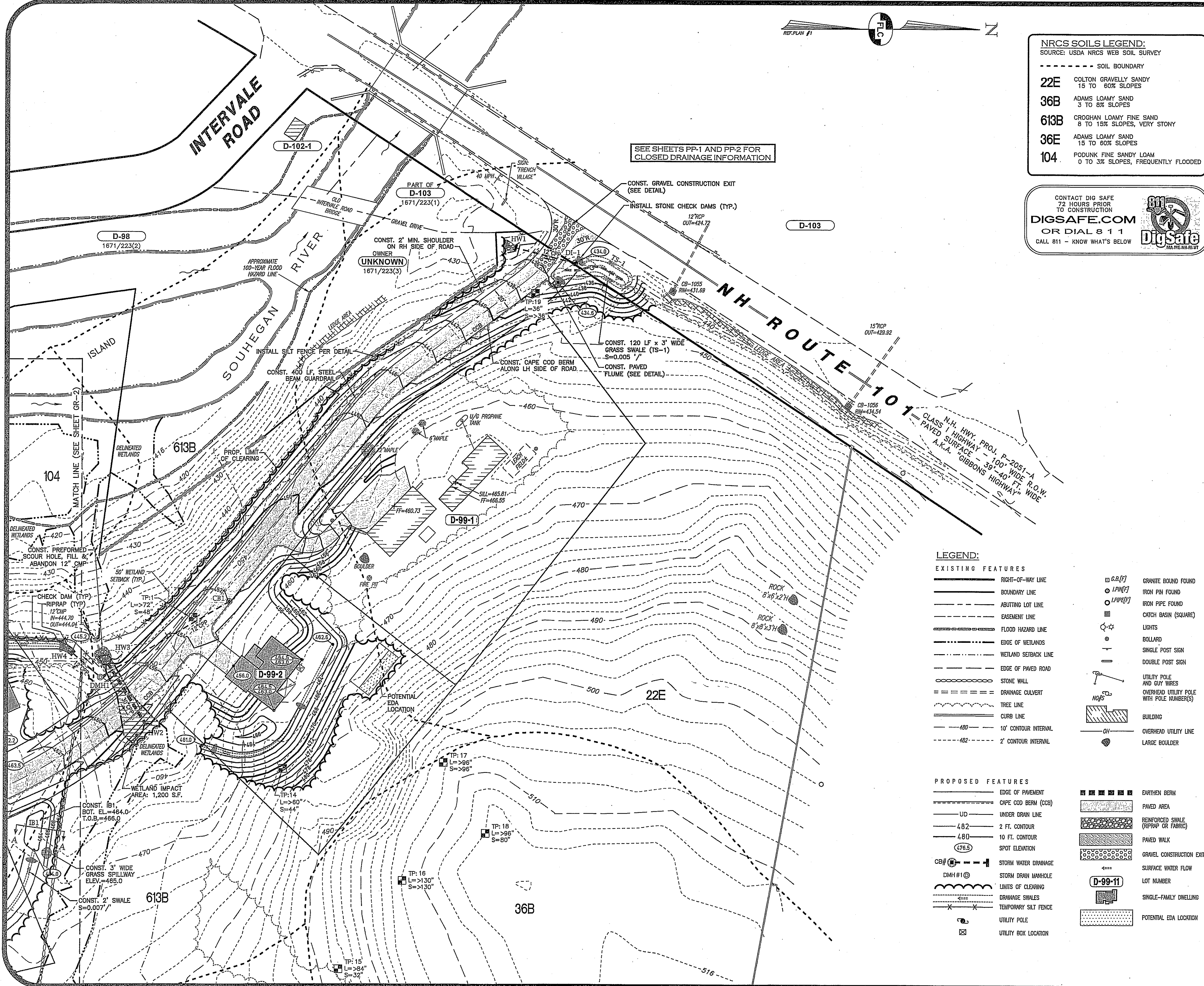
SCALE: 1"=50' NOVEMBER 6, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

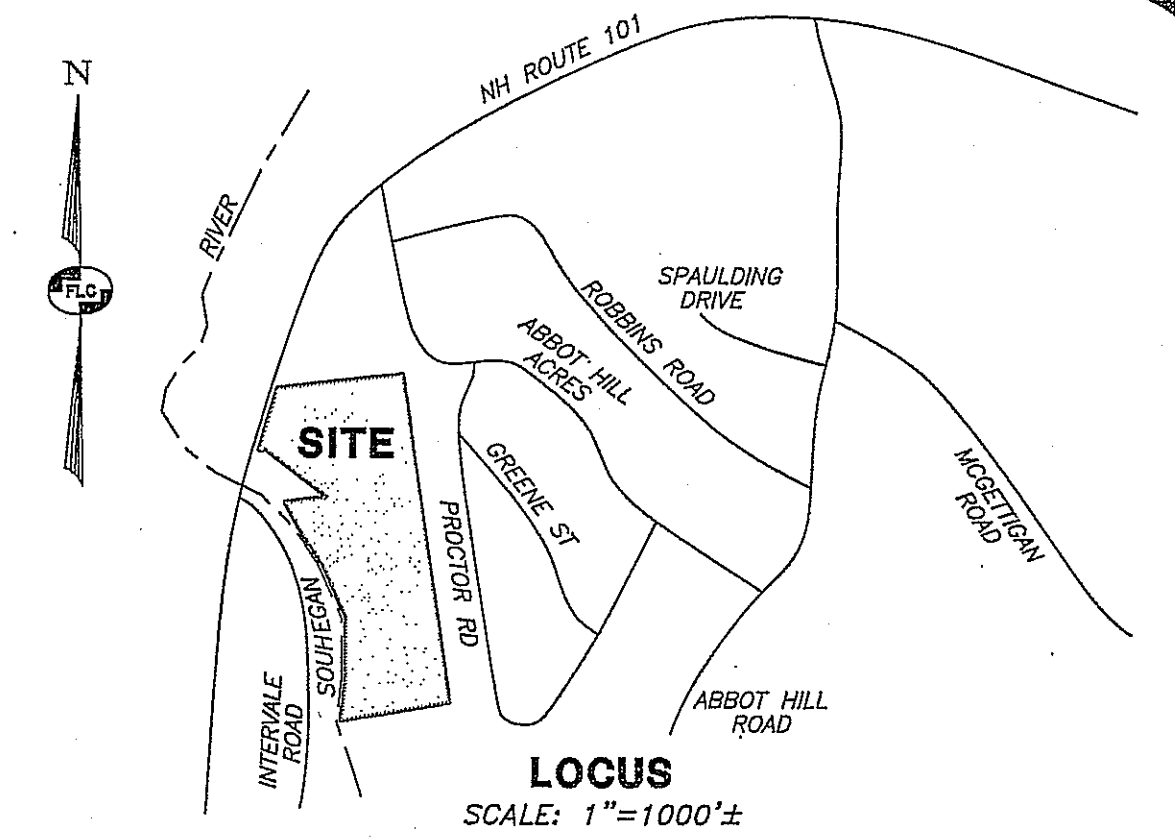




NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

22E	COLTON GRAVELLY SANDY 15 TO 60% SLOPES
36B	ADAMS LOAMY SAND 3 TO 8% SLOPES
613B	CROGHAN LOAMY FINE SAND 8 TO 15% SLOPES, VERY STONY
36E	ADAMS LOAMY SAND 15 TO 60% SLOPES
104	PODUNK FINE SANDY LOAM 0 TO 3% SLOPES, FREQUENTLY FLOODED

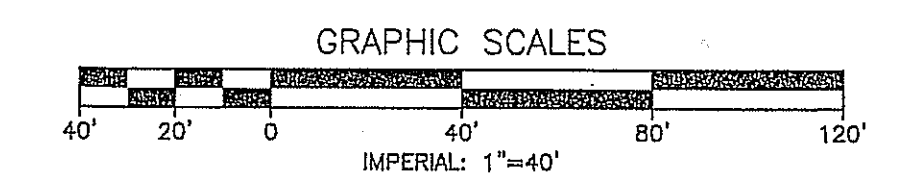
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TO CONSTRUCTION
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- NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF WILTON AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE TOWN OF WILTON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR ROAD CONSTRUCTION AND SEWERS AND DRAINS AND THE NHDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 - ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND THE SPECIFICATIONS NOTED ABOVE. ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN/CITY BOARDS OR AGENCIES AND SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACT "DIGSAFE" AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION (811).
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO ARRANGE FOR NECESSARY INSPECTIONS.
 - BLASTING, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF WILTON FIRE DEPARTMENT REGULATIONS.
 - ALL DISTURBED NON-PAVED AREAS SHALL BE LOAMED AND SEEDING IMMEDIATELY UPON BEING CONSTRUCTED THE RETAINING WALLS SHOWN SHALL BE DESIGNED BY OTHERS UNLESS OTHERWISE NOTED.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AS NECESSARY. THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - ALL POWER WORK SHALL CONFORM TO LOCAL UTILITY COMPANY'S STANDARDS.
 - ALL TELEPHONE WORK SHALL CONFORM TO LOCAL TELEPHONE UTILITY COMPANY'S SPECIFICATIONS.

LEGEND:

EXISTING FEATURES		PROPOSED FEATURES	
—	RIGHT-OF-WAY LINE	—	EDGE OF PAVEMENT
—	BOUNDARY LINE	—	CAPE COD BERM (CCB)
—	ABUTTING LOT LINE	—	UNDER DRAIN LINE
—	EASEMENT LINE	—	4.82' 2 FT. CONTOUR
—	FLOOD HAZARD LINE	—	4.80' 10 FT. CONTOUR
—	EDGE OF WETLANDS	—	476.5' SPOT ELEVATION
—	WETLAND SETBACK LINE	—	CB#1 STORM WATER DRAINAGE
—	EDGE OF PAVED ROAD	—	DMH#1 STORM DRAIN MANHOLE
—	STONE WALL	—	LIMITS OF CLEARING
—	DRAINAGE CULVERT	—	DRAINAGE SWALES
—	TREE LINE	—	TEMPORARY SILT FENCE
—	CURB LINE	—	UTILITY POLE
—	10' CONTOUR INTERVAL	—	UTILITY BOX LOCATION
—	2' CONTOUR INTERVAL	—	
□ 6.6' [F]	GRANITE BOUND FOUND	—	EARTHEN BERM
○ L.PIN [F]	IRON PIN FOUND	—	PAVED AREA
○ L.PIPE [F]	IRON PIPE FOUND	—	REINFORCED SWALE (RIPRAP OR FABRIC)
□	CATCH BASIN (SQUARE)	—	PAVED WALK
○	LIGHTS	—	GRAVEL CONSTRUCTION EXIT
○	BOLLARD	—	SURFACE WATER FLOW
—	SINGLE POST SIGN	—	LOT NUMBER
—	DOUBLE POST SIGN	—	SINGLE-FAMILY DWELLING
—	UTILITY POLE AND GUY WIRES	—	POTENTIAL EDA LOCATION
—	OVERHEAD UTILITY POLE WITH POLE NUMBER(S)		
—	BUILDING		
—	OVERHEAD UTILITY LINE		
—	LARGE BOULDER		



REV.	DATE	DESCRIPTION	C/O	DR	CK

GRADING & EROSION CONTROL PLAN
RIVER'S EDGE
TAX MAP PARCEL D-99
N.H ROUTE 101
WILTON, NEW HAMPSHIRE

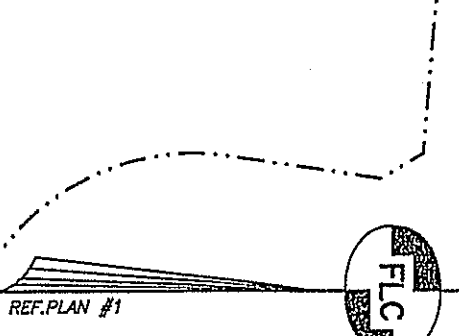
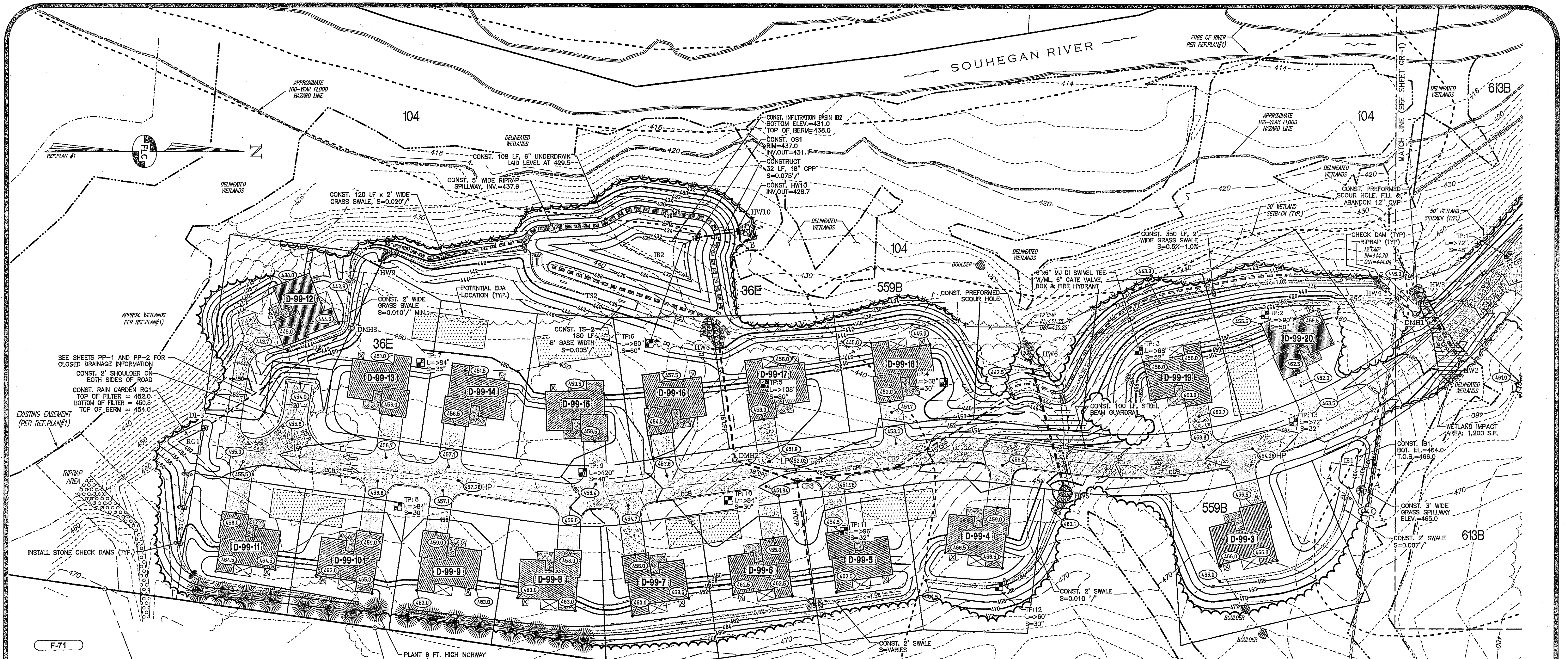
PREPARED FOR:
GLENDAL HOMES, INC.
C/O GERRY TANGUAY

SCALE: 1" = 40' NOVEMBER 20, 2020

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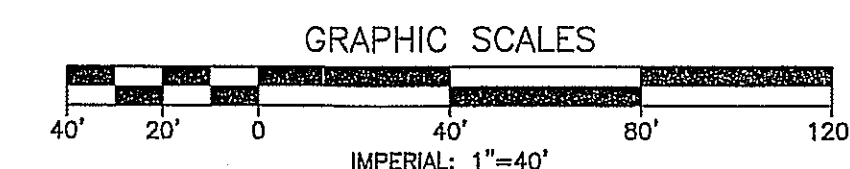
SEE SHEETS PP-1 AND PP-2 FOR
CLOSED DRAINAGE INFORMATION
CONST. 2' SHOULDER ON
BOTH SIDES OF ROAD
CONST. RAIN GARDEN RG1
TOP OF FILTER = 452.0
BOTTOM OF FILTER = 450.5
TOP OF BERM = 454.0
EXISTING EASEMENT
(PER REF.PLAN#1)

PLANT 6 FT. HIGH NORWAY
AND/OR COLORADO BLUE
SPRUCE, 20 FT. ON CENTER
WHERE PROPOSED UNITS ARE
ADJACENT TO PROPERTY LINE

SEE SHEETS PP-1 AND PP-2 FOR
CLOSED DRAINAGE INFORMATION

SEE SHEET GR-1 FOR
NOTES AND LEGEND

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REV.	DATE	DESCRIPTION	C/O	DR	CK

GRADING & EROSION CONTROL PLAN
RIVER'S EDGE
TAX MAP PARCEL D-99
N.H ROUTE 101
WILTON, NEW HAMPSHIRE
PREPARED FOR:
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C/O GERRY TANGUAY

SCALE: 1" = 40' NOVEMBER 20, 2020
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